

**PLANNING AND ZONING
AGENDA
WEDNESDAY, AUGUST 1, 2007- 5:00 PM
PUBLIC WORKS BUILDING - 161 S. CHARLOTTE STREET A-109
WWW.ASHEVILLENC.GOV (Search “agenda”)**

PRE-MEETING
P&Z COMMISSION MEETING

4:00 PM Public Works Building-Second Floor
5:00 PM Public Works Building Room A-109

PRE-MEETING AGENDA

1. Review of agenda items.

PLANNING AND ZONING AGENDA

Planning and Zoning Commission will hear public comments only on items that appears on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

ADMINISTRATIVE

1. Minutes approval - July 12, 2007

LEVEL II-VARIANCE

1. Consideration of variances to the design and operational standards as required in the Urban Residential Zoning District, per Section 7-8-24(f) (12) of the UDO, for a 21-unit condominium development project identified as **Clingman Lofts, located on Clingman Avenue**. The owner is Mountain Housing Opportunities and the contact is Mike Vance. The property is identified in the Buncombe County tax records as PIN 9648.05-08-5229.
Staff coordinating review – Jessica Levengood

LEVEL III

1. Level III site plan for the project identified as **The Ellington Hotel**, located on Biltmore Avenue, Aston Place, and S. Lexington Avenue. The proposed development will include 125 hotel rooms and 52 residential condominiums. The project is seeking modifications to setback standards (UDO 7-8-18-f5), and design and operation standards (UDO 7-8-18-f13) and landscape standards (UDO 7-11-2) The owner is Thirty-Five Biltmore Properties, LLC and the contact is Gerald Green. The properties are identified in the Buncombe County tax records as PINs 9648.06-49-2618, 2704, 2758, 3715 and 3712, five parcels. This additional parcel, identified as PIN 9648.06-49-3500, owner: King James Properties, will be used for construction staging. This project affects Biltmore Avenue, Aston Street and Lexington Avenue.
Staff coordinating review – Alan Glines & Jessica Levengood

CONDITIONAL ZONING

1. Consideration of the Conditional Zoning request for the project located at **919 Haywood Road**. The request seeks the rezoning from INST (Institutional) district to UP CZ (Urban Place Conditional Zoning) district for a mixed-used development. The project is also seeking modifications for landscape requirements (UDO 7-11-2), building setbacks (UDO 7-8-26-f5), and sidewalk standards (UDO 7-8-26-f10). The project is also seeking a variance to design and operation standards (UDO 7-8-26-f12). The owner is Joel Crump and the contact is Tony Hauser. The properties are identified in the Buncombe County tax records as PINs 9628.12-96-8072, 9628.12-95-8963, 9739, and 9638.09-06-0030.
Staff coordinating review – Alan Glines

2. Consideration of the Conditional Zoning request for the project identified as **Anderson Nissan located at 641A Brevard Road**. The request seeks the rezoning from RS8 (Residential Single-Family, High Density) district to HB CZ (Highway Business Conditional Zoning) district for additional vehicle storage and parking area. The owner is Anderson Nissan, LLC and the contact is Scott Calhoun. The property is identified in the Buncombe County tax records as PIN 9627.16-93-1377. **(TO BE CONTINUED UNTIL SEPTEMBER)**
Staff coordinating review – Julia Cogburn

INITIAL ZONING

1. Consideration of the initial zoning of the recently annexed property located at **2345 Hendersonville Road** to be zoned CB II (Community Business II) district. PIN 9654.14-23-8209. **(TO BE CONTINUED UNTIL SEPTEMBER)**
Staff coordinating review – Julie Cogburn

WORDING AMENDMENTS

1. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding Section 7-5-5 (j) Conditional Use approvals. The amendment proposes **a revision to increase the amount of time a permit is valid for a Conditional Use Permit**.
Staff coordinating review – Kim Hamel
2. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding **Changes to the River District**. (CONTINUED FROM JULY MEETING). **(TO BE CONTINUED UNTIL SEPTEMBER)**
Staff coordinating review – Alan Glines

OTHER BUSINESS/ADJOURNMENT

1. Discussion regarding future meeting date (August 23) for the Planning and Zoning Commission Mid-Month Meeting @ 4:00 pm – 6:00 pm in the Public Works Building, Room A-109, 161 South Charlotte Street.